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## Planning Board Minutes

### Thursday November 17, 2005

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**Memorial Building**  
**150 Concord Street, Public Hearing Room**

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein,  
9 Andrea Carr-Evans and Carol Spack, Clerk. Also present: Jay Grande, MaryRuth Reynolds.  
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11 Meeting was called to order at 7:35 pm  
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13 **I. Executive Session ~Nexum litigation**

14 *Ann Welles moved to enter executive session for the purpose of discussing litigation*  
15 *relative to Nexum and to return to regular session to continue with the agenda. Sue*  
16 *Bernstein seconded the motion. The roll call vote all in favor.*  
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18 **II. Continued Public Hearing for Definitive Subdivision Fox Creek Lane, 158**

19 **Meadow Street, 160 Meadow Street 125 Elm Street RR and 90 Stearns Street,**

20 **Fox Creek Lane, L.P., MWRA, and National Development**

21 *At the applicants request this hearing was continued to December 22, 2005 at 7:45.*  
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23 **III. Miscellaneous Administrative**

24 **a.** Tom O'Neil addressed the Board as a resident of Framingham. He stated that he  
25 was disappointed with the Site Plan amendment voted at the August Town Meeting.  
26 He feels that as it is written it will not do a lot, he referenced a letter from Town  
27 Counsel. He wanted the Board to know that he was disappointed with the final  
28 amendment.

29 **b.** Jay stated that they have received a preliminary subdivision application for 597  
30 OCP. He asked if the Board wanted to hire a 593 consultant as they have done with  
31 other preliminary plans. His recommendations were for a consultant to review  
32 drainage, water & sewer. The Board discussed this and agreed to hire SEA as

consultant. Jay noted that the applicant still needs to provide an abutters list and the consultant's fee. A tentative hearing date of January 5, 2005 at 7:45 was set.

**IV. Continued Public Hearing for Definitive Subdivision RiverPath Drive Extension, off RiverPath Drive, RiverPath Associates, L.P, MWRA, and National Development**

*At the applicant's request this hearing was continued to December 22, 2005 at 8:45.*

**V. Continued Public Hearing for Special Permit for Erosion Control and Public Way Access Permit for 54 Swift Road**

Kelly Leone and Paul Truax were present. Paul reviewed with the Board revisions made to the plan. The plans included changes made to drainage, berm details and the relocation of the plantings in the back yard area. He noted that the construction hours will be Monday through Friday 7:00 am to 6:00 pm. *Carol Spack moved that the Framingham Planning Board close the Public Hearing with respect to Lot 32 Swift Road. Andrea Carr-Evans seconded the motion. The vote was 3 in favor and 2 opposed (Carol Spack & Sue Bernstein ).* The Board will review the decision further and will determine a time and date for the decision.

**VI. Public Hearing for Site Plan Review Approval, Special Permit for Use and Drive through Banking Windows and for Public Way Access Permit for 1124 Worcester Road**

In attendance were Paul Galvani, Brent Mangel, John Amaral, Bruce Ey and Jay Dunham. Paul Galvani gave a brief history of the site. He stated that originally the intention was to redevelop the site as a multi tenant complex, however due to the size and shape of the site the developer decided that it was going to occupy the site alone, building a branch office for the credit union. The building is a 1 story building with a basement strictly for storage and mechanicals with 38 parking spaces. Brent Mangel briefly reviewed the site design with the Board, noting traffic patterns, building components, parking layout, building design and orientation. Paul Galvani noted that

1 they have filed a traffic impact report, but have not proposed any specific mitigation  
2 because the nearest intersection to the site is Salem End Road, but if the Board would  
3 like them to look at that intersection they will. The Board commented on the  
4 following issues for the applicant to review the Winter Street façade is bland, the  
5 location of the rear cross walk & pedestrian traffic on site, impact on Winter Street  
6 with respect to traffic, applicant needs to provide an architectural design for and  
7 location of sign, location of utility lines, want justification for two drive through  
8 windows, and the sidewalk from the roadway to the building. They also noted that the  
9 traffic numbers don't match and the applicant should re-review those figures as well.  
10 They also have issues with the removal of the older home currently on the site. They  
11 would like the applicant to revisit the possibility of preserving it. With respect to  
12 mitigation the Board would like the applicant to review the following intersections:  
13 Winter Street and Salem End Road, Winter Street and Rt 9, Winter Street and Maple  
14 Street, High Street and Rt 9, Temple Street and Rt 9, Temple Street and Salem End  
15 Road and Badger Road, Gates Street and Salem End Road. The Board would like to  
16 have Bruce Leish and GPI on board as 593 consultants.

17 *This hearing was continued to December 8, 2005 at 9:00 pm.*

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19 **VII. Meeting Adjournment**

20 *Sue Bernstein moved to adjourn. Carol Spack seconded the motion. The vote was 5*  
21 *in favor and 0 opposed.* Meeting Adjourned at 11:30 p.m.

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23 Respectfully submitted,  
24 Mary Reynolds  
25 Recording Secretary  
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27 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**  
28 **BOARD MEETING OF JANUARY 5, 2005**

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30 Thomas Mahoney, Chairman  
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